

# PROPERTY OWNERS ASSOCIATION 6<sup>TH</sup> AMENDED MANAGEMENT CERTIFICATE FOR

**WHISPERWIND MASTER COMMUNITY ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas §

County of Comal §

1. Name of Subdivision: Whisperwind
2. Subdivision Location: Comal County
3. Name of Homeowners Association: Whisperwind Master Community, Inc.
4. Recording Data for Association: Plat is filed at the county under Doc# 20130603885  
also see Exhibit A of the Declaration.
5. Recording Data for Declaration: Development Area Declaration, Unit Two filed at the county  
under Doc# 201306006088 on 2/8/2013.  
  
Notice of Applicability, Unit Two filed at the county under Doc# 201306006087 on 2/8/2013.  
Master Covenant is filed at the county under Doc# 201306009086.
6. Other information the Association considered appropriate for the governing, administration or  
operation of the subdivision and homeowners association:

Management Certificate of 5/17/2013 filed at the county under Doc. 201306021088.

Community Manual filed at the county under Doc. 201306021087 and is attached to the Management Certificate filed under 201306024569: Certificate of Filing, Certificate of Formation Bylaws, Fine and Enforcement Policy, Assessment and Collection Policy, Records Inspection, Copying and Retention policy, Statutory Notice or Posting and Recordation of Association Governing Documents

Violation Resolution and Policy is attached to and filed with Doc# 201306038799

**Resolutions/Policies/Guidelines:** All policies are filed under Document No. 201406002916:  
Collection Policy, Violation Policy, Record Retention Policy, Records Inspection Policy  
Payment Plan Policy, Email Registration Policy, Membership Voting Policy  
Guidelines for Drought Resistant Landscaping and Natural Turf, Conflict of Interest Policy

Guidelines for Flag Display, Religious Items Display Guidelines, Solar Energy Device Guidelines  
Roofing Material Guidelines, Rainwater Collection Guidelines, Application of Payments Policy  
Guidelines for Land Use of Adjacent Lots

Statement of Forced Maintenance and Mow Policy is filed under Document No. 201406013664

Whisperwind Master Community, Inc. Billing Policy and Payment Plan Guidelines are filed under  
Document No. 201806043633

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 29<sup>th</sup> day of October, 2021.

Whisperwind Master Community, Inc.

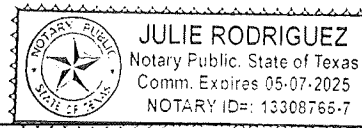
By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 29  
October, 2021 by Shelby Welch, representative of Spectrum Association  
Management, the Managing Agent of Whisperwind Master Community, Inc., on behalf of said  
association.

[Signature]  
Notary Public, State of Texas



**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**

**Filed and Recorded**  
**Official Public Records**  
**Bobbie Koepp, County Clerk**  
**Comal County, Texas**  
**11/04/2021 01:52:40 PM**  
**TERRI 3 Pages(s)**  
**202106057485**



*Bobbie Koepp*